



HISTORIC LANDMARKS COMMISSION

MINUTES

August 7, 2019

Regular Meeting

6:30 p.m.

City Council Chambers

200 East Santa Clara Street

San José, CA 95113

Commission Members

Edward Saum, Chair

Paul Boehm, Vice Chair

Harriett Arnold

Anthony Raynsford

Stephen Polcyn

Rachel Royer

Eric Hirst

Rosalynn Hughey, Director

Department of Planning, Building & Code Enforcement

Note

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-3505 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, ***applicants may make a five-minute presentation.***
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. ***Each speaker will have two minutes.***
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing.
- ***The Historic Landmarks Commission will take action on the item.***

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral should prepare to come forward. ***Each speaker will have two minutes.***
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ***The Historic Landmarks Commission will comment on the referral item.***

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience. All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, 3rd Floor Tower, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

AGENDA

ORDER OF BUSINESS

WELCOME

ROLL CALL

Present: Commissioners Boehm, Hirst, Raynsford, Royer, and Saum

Absent: Commissioners Arnold and Polcyn

1. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

Request to defer item 3.d. (H17-050, City View Plaza Project) for September 4, 2019. The Commission voted to defer the item (5-0-2; Arnold and Polcyn Absent).

2. CONSENT CALENDAR

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time

No Items

3. PUBLIC HEARINGS

- a. [Additions to the San Jose Historic Resources Inventory: Fairglen Additions National Register Historic District.](#) The Fairglen Additions was added to the National Register of Historic Places in May 2019. As a result, the Historic Preservation Officer (HPO) will add the properties to the Historic Resources Inventory (HRI) as a designated National Register historic district. The residential area includes 218 single family homes in the three-unit tract built by Joseph Eichler in the late 1950s to early 1960s period in the Willow Glen area of San Jose. Notices have been mailed to property owner with information about this local action. Council District 9.

PROJECT MANAGER, JULIET ARROYO, HPO

Recommendation: No recommendation, information item.

Historic Preservation Officer, Juliet Arroyo, gave an overview of the process and stated that they had received 12 letters in support of the addition to the HRI, and one letter in opposition. She clarified that although one resident does not want to be included within the district, there is no option for opting out. Juliet Arroyo also clarified that as a result of being added to the HRI, the homes will be subject to a Single Family House permit for any work in the future.

Sally Zarnowitz gave a presentation on the history of the Fairglen additions, including the characteristics and identifying features of the different units and models included in the tract.

Commissioners had the following comments/announcements:

- Commissioners appreciated the work on this and were excited to see the homes added the HRI as a designated National Register historic district.*
- August 17th will be an Eichler celebration, and tickets are \$15 for the tour. Docent opportunities are available, and interested volunteers should contact Patt Curia.*

Commissioners acknowledged that the item was for informational purposes only.

- b. [HP19-004 \(Pellier Park Public Project\).](#) Historic Preservation Permit for the design and development of Pellier Park on a 0.20-acre lawn covered open space site in the northern portion of Downtown at the corner of West Saint James Street and Terraine Street. The site is a City Landmark (HL77-3) and owned by the City of San Jose. Council District 3.
PROJECT MANAGER, ROBIN SPEAR, PNRS

Recommendation: Review project for Historic Preservation Permit.

Attachments:

- 1. [North San Pedro Parks \(Pellier Park, North San Pedro Park, Bassett Park\) Master Plan, Summer 2019](#)*
- 2. [Pellier Park, 100 Percent Schematic Design, June 18, 2019](#)*
- 3. [Historical Background and Preliminary Project Review for Pellier Park, May 27, 2019](#)*

Dan Affleck, representing SWA Architecture, gave a presentation on the proposed Pellier Park design. Pellier Park will be one of three parks being designed at the same time within walking distance of each other and function to interact on different levels. The proposed design is planned for increased usership, based on the potential for future development within the vicinity. The park is the location of Pellier's house and orchard, and the design is inspired by his story. Community outreach was conducted for input, which revealed overall that scenery was more important than programming for this location and that the historical component should be emphasized. Features of the proposed design include:

- From an aerial view the layout is that of a prune; plaques and other storytelling elements are spread throughout the space; one prune tree is incorporated towards the interior of the site; planting will be done in rows to tie into the agricultural history; a plaque wall in a shade of plum; original palms will be relocated near the entrance points.*

Commissioners had the following comments:

- *See this proposed park as a model for integrating history into modern spaces.*
- *Would like to see other nods to the history of the site, such as a marker or outline indicating the location of the original house.*
- *The purple color on the plaque wall may diminish the landscape around it, and the incorporation of less purple may benefit the space more positively.*
- *The geometry of the plaque wall is too abstract and could be reworked to represent more natural tree branches.*
- *If possible, more than one prune tree should be incorporated.*
- *Important plaques should not be too close to the ground, for ease of readability.*

The public had the following comments:

- *Andre Luthard, representing PAC SJ, relayed that PAC SJ is excited to see the park design progressing, but felt that more yellow colors should be incorporated to represent the actual flesh of the prune. He also expressed interest in seeing the palm trees remain in their original location.*
- *David Pandori, representing himself, thought that the plan was thoughtful and well-designed, and was okay with the palm trees being moved from their original location.*
- *John Mitchell, representing PAC SJ, suggested that technical markers such as QR codes should be included on the plaque wall to create a more immersive experience.*

SWA Architecture gave closing comments and explained that the design of the project as it stands now relies on the relocation of the palm trees for layout and elevation purposes, but that they could explore how leaving the palm trees in place would impact the current design.

- c. **H18-045 (200 Park Avenue Project):** Site Development Permit to demolish the existing buildings on-site and construct a 1,101,900-square foot office building, approximately 300-feet tall, on the approximately 1.7-gross acre site at 200 Park Avenue at the southeast corner of Park Avenue and Almaden Boulevard. The site is currently developed with a parking garage serving the Hyatt hotel, located south of the site. The project site is located within 150 feet of the City National Civic Auditorium and McCabe Hall (City Landmark HL86-40). Historic Landmarks Commission review and comment is being requested under the Zoning Code (for downtown projects adjacent to historic resources, Section 20.70.110), and City Council Policy on Preservation of Historic Landmarks (“early referral” policy). Project impacts analysis on historic resources is being conducted as a part of the Project’s CEQA review. Council District 3.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP, PBCE

Recommendation: No recommendation, referral for comments and feedback.

Attachments:

1. [Project Plan Set, June 28, 2019](#)

A Gensler representative gave an applicant presentation of the project.

The public had the following comments:

- *Mike Sodergren, representing PAC SJ, spoke against the proposed project. He felt that the project doesn't appear to meet the Design Guideline criteria. He views McCabe as a continuation of the Civic National Center, and that the CEQA process should analyze the impacts of all the proposed projects in the area cumulatively, including 200 Park, Museum Place, and McCabe Hall. He also expressed concern that the proposed underground parking garage may hit the water table.*

Commissioners had the following comments:

- *Need to see renderings of the project's adjacency to the historic structures for context.*
- *The individual historical analysis of the proposed projects in the area seemed fragmented, and should be considered cumulatively.*
- *Would like more clarification on how the design responds to McCabe Hall and the Civic National Center.*

- d. [H17-050 \(City View Plaza Project\)](#). Site Development Permit to allow demolition of buildings, structures, and features totaling 960,567 square feet on the City View Plaza site, including demolition of a 27,703-square-foot commercial building (Candidate City Landmark, Sumitomo Bank) and development of a an office complex totaling approximately 3.4 million square feet over a subterranean parking garage on an approximately 6.9-gross acre site bounded by Park Avenue, Almaden Boulevard, San Fernando Street, and Market Street.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP, PBCE

Recommendation: No recommendation, referral for comments and feedback.

1. [Project Plans, May 31.2019](#)

2. [City Council Policy, Preservation of Historic Landmarks, May 23, 2006](#)

3. [Historic Report, Former Bank of California Building, 170 Park Center Plaza, April 18, 2018](#)

4. [DPR Form for 170 Park Center Plaza, August 23, 2000](#)

Deferred to the September 4, 2019 Historic Landmarks Commission Meeting.

4. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

No Items

5. OPEN FORUM

Members of the public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. The Commission cannot engage in any substantive discussion or take any formal action in response to the public comment. The Commission can only ask questions or respond to statements to the extent necessary to determine whether to: (1) refer the matter to staff for follow-up; (2) request staff to report back on a matter at a subsequent meeting; or (3) direct staff to place the item on a future agenda. Each member of the public may fill out a speaker's card and has up to two minutes to address the Commission.

Andre Luthard, representing PAC SJ, spoke about City View Plaza, deferred item 3.d. He mentioned that a letter from PAC SJ was prepared and would be ready for the project at its HLC hearing.

6. GOOD AND WELFARE

a. Report from Secretary, Planning Commission, and City Council

- i. Past Agenda Items: No items.
- ii. Future Potential Agenda Items: Museum Place II (SPA-17-031-01), Pellier Park HP Permit.

A few additional projects may also be included but were not known at this time.

- iii. Summary of communications received by the Historic Landmarks Commission.

Historic Preservation Officer, Juliet Arroyo, had received a letter from PAC SJ regarding the Bank of California building.

- iv. Temple Laundry/IBM Building, request to add to HRI

Juliet Arroyo, Historic Preservation Officer, will research and report back to the commission in September.

- v. [California High-Speed Rail Authority, Section 106 consultation](#)

Historic Preservation Officer, Juliet Arroyo, will be reviewing received letters.

- vi. 1020 N 4th Street (Dick's Super Market), update

The structure was currently stripped of its character defining features without the benefit of permits. A preliminary application was submitted for a demolition/rebuild, and Juliet Arroyo will update the commission again in September.

vii. Willow Glen Trestle, update

Historic Preservation Officer, Juliet Arroyo, stated that the trestle is formally on the California Register, and should technically be on the City HRI as well.

Larry gave an overview of the court cases involving the City and State, as well as other updates regarding the current work occurring near the trestle.

viii. Historic Chicano Murals, future additions to the HRI, staff update

Juliet will bring 5-6 murals to the commission in September for addition to the HRI. These are all located on public buildings.

ix. Alviso, Community Center/Old School House, Wade City Landmark, Grant Opportunity, community and staff update

Gayle gave a presentation on some of the sites in the area that were viewed on a walking tour.

x. Historic Commercial Signs, future additions to HRI, staff update

These will be brought forward in October.

xi. Proposed North Willow Glen Conservation Area, update

This will tentatively be presented to the commission in September.

xii. HLC Annual Retreat, discuss schedule, location, and topics

Juliet and commission members discussed dates, locations, speakers, and topics to potentially be included for the HLC Annual Retreat.

b. **Election of Chair and Vice Chair**

c. **Report from Committees**

i. Design Review Subcommittee: Meeting on July 17, 2019 to review the City National Civic/McCabe Hall project. Next meeting to be held on August 21, 2019, no projects scheduled at this time.

The Commissioners present at the DRC meeting gave an overview of the discussions and major points of interest from the meeting.

d. **Approval of Action Minutes**

i. **Recommendation:** [Approval of Action Minutes for the Historic Landmarks Commission Meeting of June 5, 2019.](#)

The commission voted to approve the Action Minutes (5-0-2; Arnold and Polcyn Absent).

e. **Status of Circulating Environmental Documents**

Garden Gate Tower (SP18-001 & T18-001) at 600 S. First St - Notice of Availability of a Draft Supplemental Environmental Impact Report (EIR) and Public Comment Period

<http://www.sanjoseca.gov/index.aspx?NID=6073>

Review Period: July 15 to August 29, 2019

ADJOURNMENT

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.